

THE RIVERVIEW ASSOCIATION, INC.
DIRECTORS' MEETING # 2
January 27, 2017
Minutes

ATTENDEES

Jim Glass – President

Suzanne Daniel – Vice President

Jim Carraway – Treasurer

Jill Hershfield – Secretary

Brian Carey - Director

Fred Hart - Director

Charles Zajackowski – Director

Ken Altergott - Consultant

President Jim Glass stated there was a quorum with all board directors attending and called the meeting to order at 9:02am

Secretary Jill Hershfield reported the Notice of Meeting had been posted and emailed 48 hours prior to the meeting.

TREASURER'S REPORT

Jim C. stated as the meeting was mid-month, the January Financial Report would be sent to the Board after the close of the month.

SECRETARY REPORT

Jill reported there had been no additions or corrections to January 14, 2017 Board Meeting #1 Minutes. Suzanne made a motion to accept the minutes as written. Second : Charles Vote: unanimous to accept.

COMMITTEE REPORTS

• **Awning (Brian)**

Brian passed around color chart for awning fabric and aluminum sample from Awning Works . After discussion, Board voted with five selecting the terra-cotta and two for the teal. There will be no writing on the awning.

It was decided to use overhead lighting in the awning to illuminate the stairs After discussing what would be involved to paint the stair railings to match the aluminum frame, it was decided to price new railings.

Brian will proceed with pulling the required permits and scheduling the installation. Jill will notify the residents concerning parking in the front and only back door entrance to the lobby during the estimated two days of installation once the dates are scheduled.

The Board thanked Brian and the committee for their research and recommendation.

• **Landscape (Suzanne)**

Suzanne passed out drawing of the updated front landscaping and estimated cost from Keith Logan. She explained that low lighting is being considered for the landscape. Her committee will continue to work with the awning committee to co-ordinate the two projects. These handouts are attached.

The Board voted to accept the cost proposal for updating the front landscape. Suzanne estimates that work could begin within the next two weeks. And reminded the Board that this is the first phase of a total Riverview landscape project.

The Board thanked the committee for presenting an affordable and very workable plan.

OLD BUSINESS

- **Repainting Unit Doors** (Jim G.)

Jim presented the proposals from three professional painters. The Board choose the painter whose proposal included the best procedure to hopefully insure longer lasting paint job than previously. Jim will follow up with him and present a written proposal to the Board. Fred suggested that, since the doors will be completely stripped of paint, it might be a good time to consider a change of color.

- **Lobby Bulletin Board** (Fred)

The Lobby Décor Committee met regarding the displaying of notices in the lobby/elevator. They voted unanimously to post all notices on the current freestanding bulletin board. Only exception would be very short term notices that required immediate attention such as cars moved. All notices require Board approval before posting on this bulletin board.

NEW BUSINESS

An owner asked the Board to review two rules:

- **The 20% under 55 years old allowance in ownership in a +55 community**

The reason being that allowing younger residents would assist in the marketability of the Riverview. Jim G. reminded the Board that our bylaws clearly state that there must be one +55 residing in each unit. To change this would require a 75% vote.

- **Not allowing trucks to park on the property**

The Board discussed the pros and cons of changing this rule.

As no decision was possible on the two issues now, Jim G. suggested a workshop for the Board to discuss what things about the Riverview you would change for the future. Each director will send Jim five suggestions.

OTHER BUSINESS

Purchase Christmas Decorations (Jill)

Fedora Campbell asked if we would like to purchase the ornaments she used to decorate the Christmas tree and table decorations for the lobby. Jill will get a price from her.

There being no other business, Jim C. made a motion to adjourn. Second: Jill Vote: Unanimous yes

Jim G. adjourned the meeting at 10:15am.



Secretary